

TRANSFER  
TAX  
PAID

48-160

#00107

KNOW ALL MEN BY THESE PRESENTS,

THAT ELIZABETH M. AUSTIN, of Oakland, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by CYRIL M. JOLY, JR., of Waterville, County of Kennebec and State of Maine and whose mailing address is 63 Mayflower Hill Drive, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said CYRIL M. JOLY, JR., his heirs and assigns forever,

013556

Land in Waterville, County of Kennebec and State of Maine, together with any buildings situated thereon, bounded and described as follows:

Unit No. 8 on the SECOND FLOOR LEVEL, on the left rear of the building known as Pleasantdale Condominium and consisting of a living room, storage, linen and broom closets, closet area, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds, in Book 1979, Page 66 and an Amendment to Declaration of Condominium recorded in said Registry in Book 1999, Page 108, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds, File No. B-77022 thru 77026 to which reference may be had for a more particular description; together with a one-eighth (1/8) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-eighth (1/8) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

COMMENCING at an iron rod at the northeast corner of land formerly of J. C. Fuller; thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the north side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one-half (409.5) feet, to land formerly owned by George F. Gilman; thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird; thence easterly on said Baird's south line about three hundred eighty-three and one-fourth (383.25) feet, to Pleasant Street; thence southerly on Pleasant Street about ninety-six and three-tenths (96.3) feet to the point of beginning.

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Pleasantdale Condominium Associates, a Maine non-stock corporation which By-Laws are recorded in the Kennebec Registry in Book 1979, page 57 and an amendment to said By-Laws recorded in said Registry in Book 1999, Page 113.

Being the same premises conveyed to Arthur R. Austin and Elizabeth M. Austin by Warranty Deed of Louis G. Rancourt and Mary Alice Rancourt, dated October 13, 1978 and recorded in the Kennebec County Registry of Deeds at Book 2155 Page 102. The Grantor herein is the surviving joint tenant, the said Arthur R. Austin having died.

IN WITNESS WHEREOF, I, the said **ELIZABETH M. AUSTIN** have hereunto set my hand and seal this first day of June, 1994.

Signed, Sealed and Delivered  
in the presence of:

Barbara A. Leavitt  
Witness

Elizabeth M. Austin  
**ELIZABETH M. AUSTIN**  
Peter M. Austin  
by **PETER M. AUSTIN** under  
Power of Attorney dated:

#### ACKNOWLEDGEMENT

STATE OF MAINE  
KENNEBEC, ss.

June 1, 1994

Personally appeared the above named **PETER M. AUSTIN**, who signed the foregoing instrument as Attorney in fact for the above named **ELIZABETH M. AUSTIN** and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of **ELIZABETH M. AUSTIN**.

Barbara A. Leavitt  
NOTARY PUBLIC  
BALENOTARY PUBLIC, MAINE  
MY COM. EXPIRES AUGUST 21, 1995  
(print name)

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ATTEST: Norma Reed Mann  
REGISTER OF DEEDS